



**HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING**  
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Marsha S. McLaughlin, Director

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**TECHNICAL STAFF REPORT**

**Planning Board Meeting of February 8, 2007**

Beginning at 7:00 p.m.

**Case No./Petitioner:**

SDP 07-36/HRD Land Holdings, Inc.  
Howard Research & Development Corporation

**File Name:**

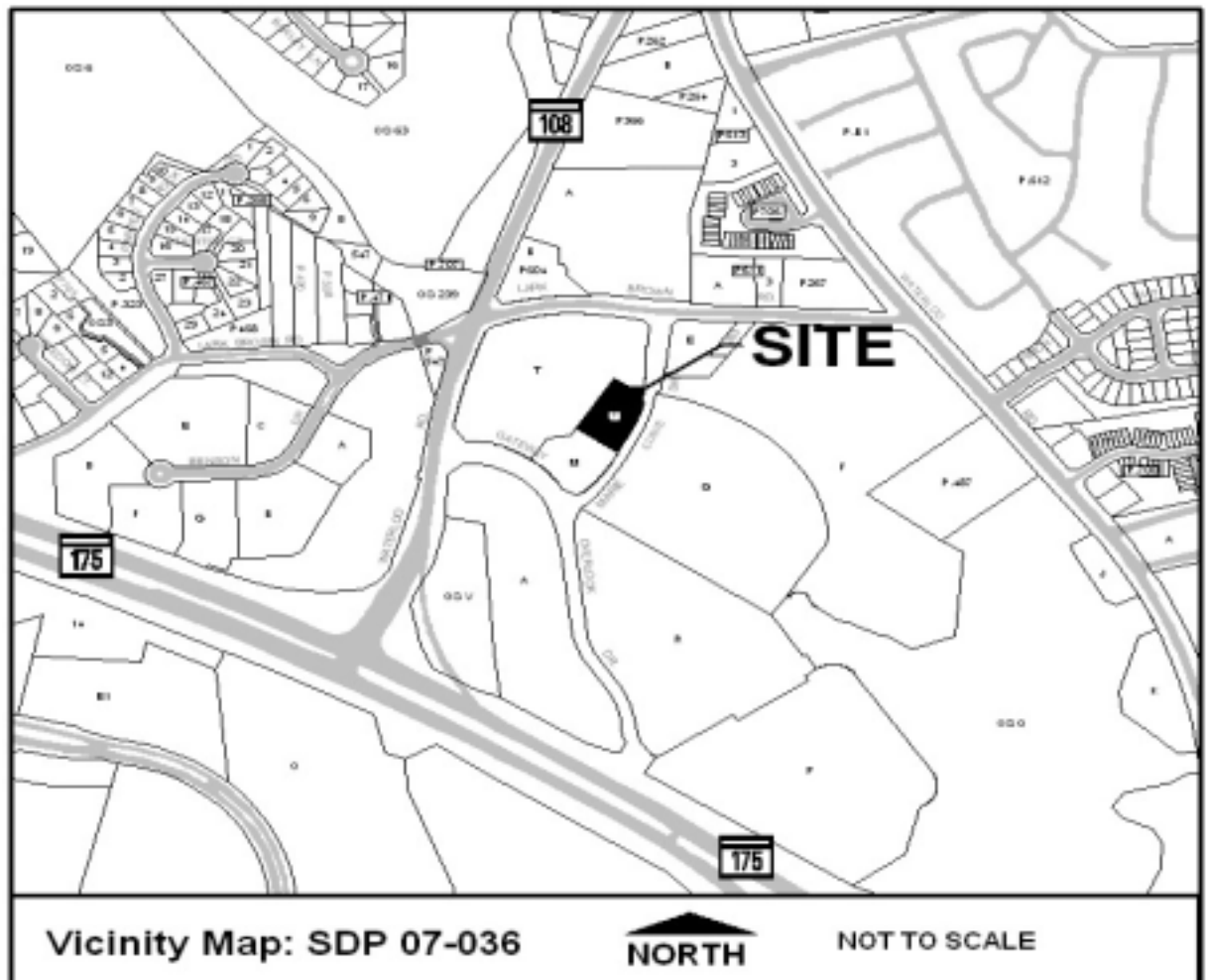
SDP 07-36/Benson East, Parcel U; Gateway Overlook Shopping Center; Costco Gasoline Service Station

**Request:**

For approval of a site development plan for the construction of a Costco Gasoline Station consisting of six gas pumps with a canopy, kiosk, related parking and landscaping.

**Location:**

Parcel U is located on the west side of Marie Curie Drive, north of Gateway Overlook Drive in the Benson East Subdivision, situated in the Sixth Election District of Howard County, MD.



Vicinal Properties: The subject property is identified as Parcel U of the Benson East Subdivision, situated on the west side of Marie Curie Drive, adjoining Parcel M to the south and Parcel T to the west and north. Parcel U is located north and west of Parcel G which will contain a Costco Center Retail Store. Surrounding parcels are unimproved at this time, however, site development plans have been submitted for construction of a Costco Center Retail Store on Parcel G, a Lowes Home Improvement Center on Parcel P, a bank on Parcel M, one-story retail buildings on Parcels T and R, a bank and three restaurant buildings on Parcel A, Single-Family Attached Units on Parcels J, K and L and a storm water management facility on O.S. Parcel V. The Benson East Subdivision is zoned New Town with Employment Center-Commercial, Apartment and Open Space-Credited Land Uses.

Subdivision History: F-05-58/Benson East; Parcels A to M and O.S.Parcels N & O; Recorded 12/12/05  
F-06-102/Benson East; Parcels P, R, T & U, Non-Buildable Parcel.S & O.S.Parcels Q & V; Recorded 7/20/06  
F-07-27/Benson East, Par.G - to add easements; Recorded 10/26/06  
FDP-240-A/Benson East; Recorded 1/25/06  
S-03-05-Amended/Benson East; Approved 1/19/06  
SDP-04-163/Benson East, Mass Grading; Approved 10/27/04  
FDP 240-A-1/Benson East; amendment to add gas station criteria; Recorded 1/19/07

Site Analysis: The subject site development plan proposes the construction of a gasoline station for Costco Members who must utilize a Costco Membership Card to activate the pumps. The gasoline station will consist of a kiosk, six gas pumps under a canopy, two parking spaces and associated landscaping.

The relevant site criteria is as follows:

- ☐ Area of Parcel U . . . . . 1.0596 Ac.
- ☐ Area of Disturbance . . . . . .98 Ac.
  
- ☐ Building Coverage Proposed . . . . . 120 sq.ft.(.3% of parcel)
- ☐ Building Coverage Permitted Per FDP . . . . . No Restriction per SDP Approved by PB
  
- ☐ Canopy Building Height Proposed . . . . . 16' – 6"
- ☐ Kiosk Building Height Proposed . . . . . 8'
- ☐ Maximum Building Height Permitted Per FDP . . . . . No Restriction per SDP Approved by PB
  
- ☐ Number of Parking Spaces Proposed . . . . . 2 spaces
- ☐ Number of Parking Spaces Required . . . . . 1/per employee on duty
  
- ☐ Building Setback Proposed/Canopy . . . . . 50' from ROW of Marie Curie Drive (a private road)
- ☐ Building Setback Proposed/Kiosk . . . . . 140' from ROW of Marie Curie Drive (a private road)
- ☐ Building Setback Required Per FDP . . . . . 50' from ROW any Public ROW and 100' from a residential property line or per SDP Approved by PB

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SDP 07-36

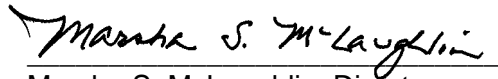
- ❑ Parking Setback Proposed . . . . . 140' from ROW of Marie Curie Drive (a private road)
- ❑ Parking Setback Required Per FDP . . . . . No setback from interior lot line and 15' from residential property line or per SDP Approved by PB

SRC Action:

The Subdivision Review Committee (SRC) determined this plan to be technically complete, subject to compliance with comments from the Development Engineering Division and the Division of Land Development. The site development plan file is available for public review at the Public Service Counter of the Department of Planning and Zoning, Monday through Friday, 8:00 a.m. to 5:00 p.m.

Recommendation:

The Department of Planning and Zoning recommends approval of the Site Development Plan subject to compliance with SRC comments.

  
Marsha S. McLaughlin, Director  
Department of Planning and Zoning

1/22/07  
Date

:btb